

Last Revision: 02/10/04

ORDINANCE NO. 04-\_\_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING SECTION 10-192, SPECIAL DEVELOPMENT STANDARDS FOR ENVIRONMENTALLY SENSITIVE ZONES TO MODIFY THE FRED GEORGE BASIN SPECIAL DEVELOPMENT ZONE AND ALLOWABLE BUILDING ELEVATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

**Section 1.** Section 10-192 of Chapter 10 of the Code of Laws of Leon County, Florida, is hereby amended as follows:

**Sec. 10-192.** (a) through (c) unchanged

(d) *Fred George Basin special development zone.* A special development zone surrounding the Fred George Basin is hereby designated within which the following minimum design and development standards shall apply, notwithstanding any less restrictive provisions in any state law or regulation or local ordinance:

(1) *Development area limitations.* A minimum of 75 percent of the area at and below the elevation of ~~±08~~ 104 feet NGVD of each site within the zone shall remain natural and unaltered.

(2) *Floor elevation.* No finished floor elevation shall be lower than ~~±10~~ 106 feet NGVD.

(3) *Stormwater volume.* Notwithstanding any less restrictive requirement in this article for other areas, all future development, excluding an individual single family unit on an existing lot, shall retain the volume increase in stormwater runoff for up to and including a 100-year, 24-hour duration storm.

(4) *Prohibited land uses.* See Section 10-975.

**Sec. 10-192.** (e) through (i) unchanged

(Ord. No. 92-3, § 1(7-17), 1-28-92; Ord. No. 95-14, § 8, 9-12-95)

**Section 2. Conflicts**

All ordinances or parts of ordinances in conflict with the provisions of the Ordinance are hereby

1 repealed to the extent of such conflict, as of the effective date of this Ordinance, except to the extent  
2 of any conflicts with the Tallahassee-Leon County Comprehensive Plan, as amended, which  
3 provisions shall prevail over any parts of this Ordinance which are inconsistent, either in whole or  
4 in part, with the Comprehensive Plan.  
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7 **Section 3. Severability**

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9 If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be  
10 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a  
11 separate, distinct and independent provision and, such holding shall not affect the validity of the  
12 remaining portions of this Ordinance.  
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15 **Section 4. Effective Date and Sunset Date**

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17 This ordinance shall have effect upon becoming law.  
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21 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County,  
22 Florida, this \_\_\_\_ of \_\_\_\_.  
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24

25 LEON COUNTY, FLORIDA

26  
27 BY: \_\_\_\_\_  
28 JANE G. SAULS, CHAIRMAN  
29 BOARD OF COUNTY COMMISSIONERS  
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32 ATTEST:  
33 BOB INZER, CLERK OF THE COURT  
34 LEON COUNTY, FLORIDA  
35

36 APPROVED AS TO FORM:  
37 LEON COUNTY ATTORNEY'S OFFICE  
38  
39

BY: \_\_\_\_\_

BY: \_\_\_\_\_  
HERBERT W.A. THIELE, ESQ.  
COUNTY ATTORNEY